



*MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
OCTOBER 4, 2016
9:00 A.M.*

1. The Governing Body of the City of Hutchinson, Kansas met in regular session at 9:00 a.m. on Tuesday, October 4, 2016 in the City Council Chambers with Mayor Daveline presiding. Councilmembers Soldner, Inskeep and Piros de Carvalho were present. Councilmember Dechant was absent from the meeting.

2. The Pledge of Allegiance to the flag was recited.

3. The prayer was given by Pastor Kim Biery of Trinity United Methodist Church.

4. Proclamations

a. A Proclamation for Disability Employment Awareness Month was accepted by Roger Frischenmeyer of Prairie Independent Living Resources. Mr. Frischenmeyer thanked the City for the Proclamation. He said October 19 is PILR Disability Mentoring Day; and said there are 127 students participating in the program this year.

5. Petitions, Remonstrances and Communications

a. Oral communications from the audience. (Please limit your remarks to five (5) minutes and to items NOT on the agenda.)

There were no oral communications from the audience.

6. Consent Agenda

- a. Approval of Minutes of September 20, 2016 City Council meeting.
- b. Approval of appointment to the Hutchinson Tree Board of William Moyer, 10640 E. Snokomo Road, for a first three-year term beginning 4/19/2016 to 4/19/2019.
- c. Approval of appropriation ordinance in the amount of \$2,406,611.21.

Motion by Councilmember Soldner, second by Councilmember Inskeep, to approve the Consent Agenda and authorize the Mayor to sign. The motion passed unanimously.

7. Ordinances and Resolutions

- a. Consider Charter Ordinance relating to the payment of costs of public improvements. Frank Edwards, Director of Finance, spoke.

Motion by Councilmember Piros de Carvalho, second by Councilmember Inskeep, to approve Charter Ordinance No. 50 exempting the City of Hutchinson, Kansas, from the provisions of K.S.A. 13-1024a relating to the payment of costs of public improvements in the City; providing substitute and additional provisions on the same subject; and repealing Charter Ordinance No. 46; and authorize the Mayor to sign. The motion passed unanimously.

- b. Consider Ordinance amending Ordinance 2016-22 regarding General Obligation Bonds. Frank Edwards, Director of Finance, spoke.

Motion by Councilmember Inskeep, second by Councilmember Soldner, to approve Ordinance 2016-23 amending Ordinance No. 2016-22 of the City of Hutchinson, Kansas, to provide for the issuance and delivery of \$2,165,000.00 principal amount of General Obligation Bonds, Series 2016-C, of the City; and authorize the Mayor to sign. The motion passed unanimously.

- c. Consider Resolution amending Resolution No. 2016 R 32 regarding General Obligation Bonds. Frank Edwards, Director of Finance, spoke.

Motion by Councilmember Soldner, second by Councilmember Inskeep, to approve Resolution 2016 R 33 amending Resolution No. 2016 R 32 of the City of Hutchinson, Kansas, to provide for the form and details of and authorizing the delivery of General Obligation Bonds, Series 2016-C, of the City; and authorize the Mayor to sign. The motion passed unanimously.

8. New Business

- a. Consider rezoning request for property on East Blanchard Avenue. Casey Jones, Senior Planner, spoke. Mr. Jones said this is the first of several applications that will come before the council, allowing the property to be developed. He said there will be a request for a subdivision, as well as a parking variance. Discussion ensued.

Keith Bauer, 932 N. Wheatstate Road, Burrton, Kansas, owner of KB Enterprises, also spoke. Mr. Bauer gave an overview of his business, saying they continue to grow; and have outgrown their current building. Discussion ensued.

Motion by Councilmember Piros de Carvalho, second by Councilmember Soldner, to accept and approve the recommendation of the Planning Commission to approve the request to rezone 27.987 acres of land located to the west and south of 1701 East Blanchard Avenue, from C-4 Special Commercial District and TA Transitional Agricultural

Rural District to I-2 Industrial District based on due consideration of the factors as shown, adopt an Ordinance for publication; and authorize the Mayor to sign. The motion passed unanimously.

b. Consider 2016 Moderate Income Housing Grant Application for Hampton East. Jana McCarron, Director of Planning and Development, spoke about the project. She also requested the motion include the waiver of building permit fees in the approximate amount of \$19,530.90.

Ross Vogel with the Heartland Group was asked by the Mayor to speak about this project. Mr. Vogel said they are doing this type of project in several communities; and they noticed there is a lack of moderate income housing in Hutchinson. He said they will be offering two bedroom units, as well as two and three bedroom duplexes. The Mayor asked if a traffic study would need to be done for 43rd Avenue. The City Manager said they had this conversation when Plum Creek Elementary School was built; and turning lanes were added. He said this is still a rural two lane road with no curb and gutter; and at some point we will have to deal with this issue. Additional discussion ensued.

Motion by Councilmember Piros de Carvalho, second by Councilmember Soldner, to accept and approve the request of Strawn Construction and Heartland Housing Partners for submission of a 2016 Moderate Income Housing (MIH) grant application to the Kansas Housing Resources Corporation (KHRC) for construction of 16 MIH units as part of the Phase One development of Hampton East, waiver of the building permit fee of approximately \$19,530.90; and authorizing the Mayor to sign the Resolution and grant application. The motion passed unanimously.

c. Consider bids for Fire Station #5 construction project. Kim Forbes, Fire Chief, spoke. Mayor Daveline asked about the timeframe for this project. Chief Forbes said they hope to demolish the property within several weeks, with construction beginning the first part of November. He said it will take approximately five months to complete, depending on weather. Discussion ensued.

Motion by Councilmember Inskeep, second by Councilmember Piros de Carvalho, to approve awarding the construction project to Nunn's Construction for \$1,258,346.00. The motion passed unanimously.

d. Consider bids for Fire Station #5 consulting engineering and special inspection services. Kim Forbes, Fire Chief, spoke.

Motion by Councilmember Soldner, second by Councilmember Inskeep, to approve awarding the consulting engineering and special inspection services to Intertek PSI for \$10,040.00; and authorize the Mayor to sign the agreement. The motion passed unanimously.

e. Consider Gateway Streetlight Projects (Airport Road and K-61). Meryl Dye, Assistant City Manager, spoke. She also presented several payment options for these project. Discussion ensued.

Motion by Councilmember Piros de Carvalho, second by Councilmember Inskeep, to approve staff's recommendation to fund the K-61 LED streetlight installation project out of 2016 General Fund reserves. The motion passed unanimously.

9. REPORT OF CITY OFFICIALS

a. Council

- Councilmember Soldner had no comments.
- Councilmember Piros de Carvalho asked about the townhomes at Santa Fe; and whether the City is at risk of having those funds pulled. She also asked if this will effect the City's ability to get MIH funds in the future. Mr. Deardoff said recent updates indicate this project is moving forward, but said if progress doesn't happen then it could have a negative impact. Discussion ensued.
- Councilmember Inskeep had no comments.
- Mayor Daveline had no comments.

b. City Manager

The City Manager announced that Fire Chief Kim Forbes will be retiring effective November 25, 2016. He said the Chief is a great example of hard work and dedication. He said the Chief started in 1976 as an entry level firefighter; and has worked his way up to the position of Fire Chief. He said the City plans to do an open search to begin immediately; and will name an interim chief in the next few days. Mr. Deardoff said we hope to have a new chief selected by year end. Councilmembers congratulated the chief.

Mr. Deardoff said if any of the councilmembers want to tour the new fire station, Chief Forbes would be there to show them the new building. He said there will also be an open house on October 29, 2016.

10. ADJOURNMENT

Motion by Councilmember Inskeep, second by Councilmember Piros de Carvalho, to adjourn. The motion passed unanimously.